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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0027 – Felter Lane Road Zoning

Z.A.P. DATE: May 1, 2012

ADDRESS: Felter Lane at Burleson Road

OWNER/APPLICANT: Travis Business Park, Ltd.
(Brenda Horton)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-SF-2; I-RR

TO: LI

AREA: 14.94 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 1, 2012:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area is developed with a mix of commercial, office/warehouse and industrial uses within the Travis Business Park, and is zoned interim – rural residence (I-RR) district. Travis Business Park has access to Burleson Road by way of Felter Lane which is a private driveway for the businesses. There are office/warehousing/ manufacturing uses and undeveloped land to the north (LI-PDA-NP), undeveloped land to the east, south and west (I-RR; County). There are a few uses within Travis Business Park that are not a part of the zoning application, and include office/warehouse uses and an adult lounge (I-RR). For reference, McKinney Falls Parkway is approximately one-half mile to the east. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Travis Business Park and adjacent land to the east was annexed into the City limits on December 19, 2011. The Applicant proposes to zone the property to the limited industrial service (LI) district consistent with the existing set of commercial and industrial uses. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the north, as well as properties within the City limits to the west, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; I-SF-2	Automotive repair; Door company; Fabrication shops; Construction sales and services; Office/warehouses
<i>North</i>	LI-PDA-NP	Office/warehouse/manufacturing; Undeveloped
<i>South</i>	I-RR; County	Office/warehouse; Undeveloped
<i>East</i>	I-RR; County	Office/warehouse; Undeveloped
<i>West</i>	I-RR; County	Adult lounge; Undeveloped

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 634 – Montopolis Area Neighborhood Alliance
 688 – Southeast Neighborhood Plan – COA Liaison
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
 1316 – Southeast Combined Neighborhood Plan Contact Team
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0128.03 – Southeast Combined Neighborhood Plan (Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burleson Rd.	Rezoning of 24 tracts of land	To Grant	Apvd. (10-10-02).

on the south, and Montopolis Dr. on the west			
C14-02-0198 – Telecom Office Park – 7001 Burleson Road	I-RR to LI-PDA	Apvd. Staff rec. of LI-PDA w/PDA for add'l permitted uses, prohibits certain uses, 2,000 trips, subj. to LI stds. unless developed with multi-family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses	Apvd. LI-PDA (8-7-03).
C14-02-0117 – Telecom Office Park – 4101 Smith School Road	I-RR to LI-PDA	Apvd. Staff rec. of LI-PDA w/PDA for 2,000 trips, add'l permitted uses, restricted uses with multi-family devt., subj. to LI stds. unless developed with multi-family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses, and prohibits certain uses	Apvd. LI-PDA (3-20-03).
C14-00-2041 – Lockheed Tract – 6800 Burleson Road	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd. LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-01).

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 19, 2011 (C7a-11-001).

The property is platted as all of Lot 1 and a portion of Lot 2, Joe K. Smith Subdivision, recorded in October 1971 (C8s-71-213). There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	130 feet	2 @ 24 feet	Major Arterial	6,685

Felter Lane	N/A	40 feet	Private Collector	Not Available
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- Burleson Road is classified in the Bicycle Plan as Bike Route No. 72.
- Capital Metro bus service (Route No. 328) is available along Burleson Road.
- There are no existing sidewalks along Burleson Road and Felter Lane.

CITY COUNCIL DATE: May 24, 2012

ACTION:

ORDINANCE READINGS: 1st

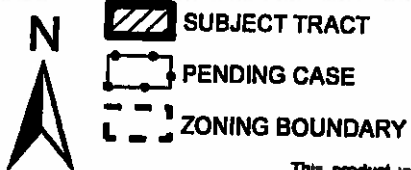
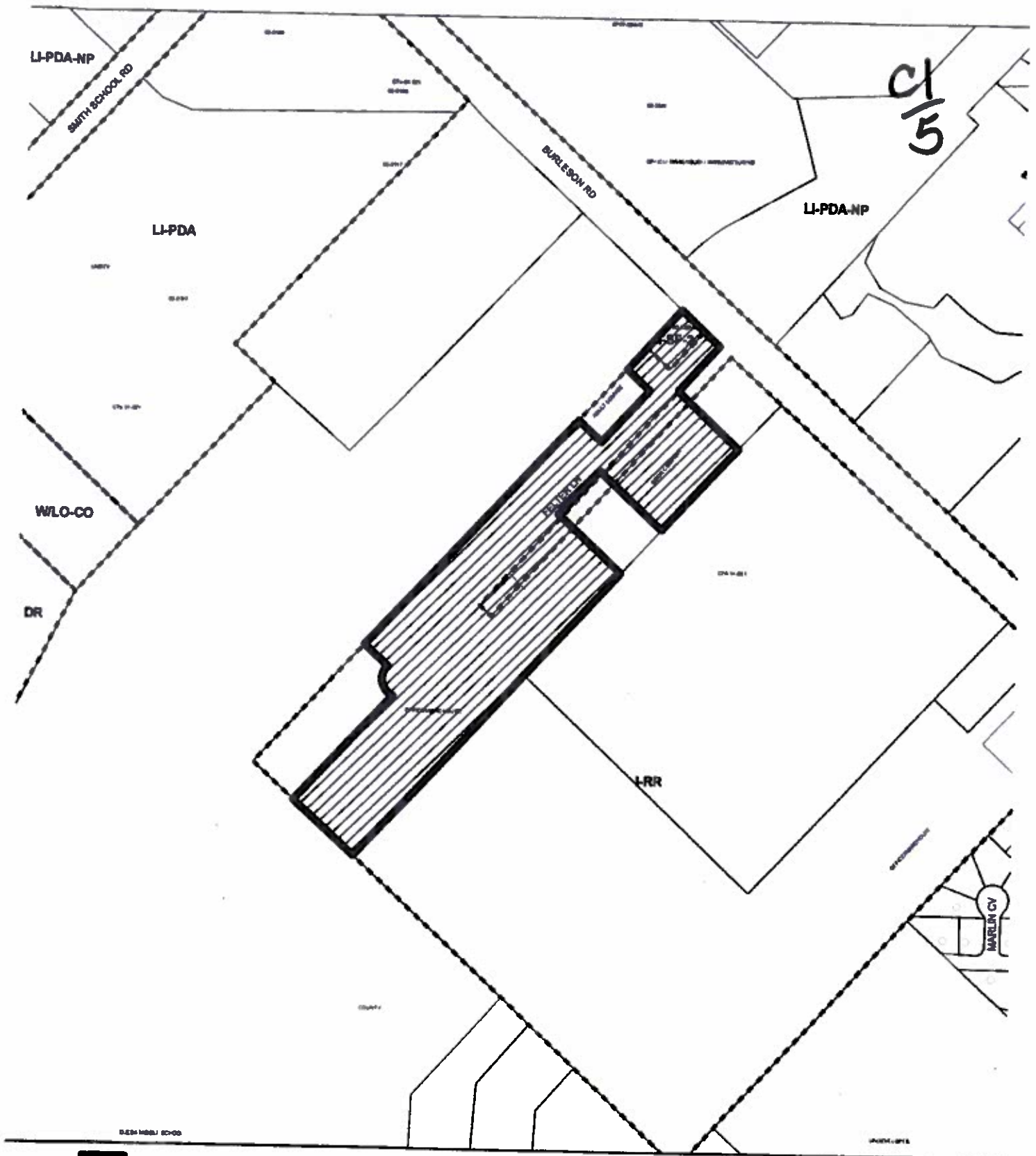
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



1" = 400'

ZONING CASE
C14-2012-0027

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The LI district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the north, as well as properties within the City limits to the west, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The subject zoning area contains part of an commercial/industrial park that includes an automotive repair use, office/warehousing distribution uses, fabrication uses, and construction sales and services uses. There appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps there is no flood plain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day over the existing land use [LDC, 25-6-117].

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Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. he landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.